



News

WESTCHESTER TOWN CENTER

SUMMER 2015

IMPORTANT INFORMATION



Information about the LAWA Specific Plan Amendment Study (SPAS) and the proposed move of the airport's northernmost runway can be found at laxspas.org



To contact the Office of L.A. City Councilman Mike Bonin, who represents the Westchester Town Center BID area, please call (310) 568-8772 or visit cd11.lacity.org



To contact the Westchester Streetscape Improvement Association please call (310) 225-7630 or visit westchesterstreetscape.org

YOU ARE INVITED ...

The public is invited to attend WTC BID Board meetings, which are held at 10 am on the third Thursday of each month at Drollinger Properties, 8929 S. Sepulveda Blvd., Suite 130 in Westchester.

CIM Development Promises to Breathe New Life into WTC Area

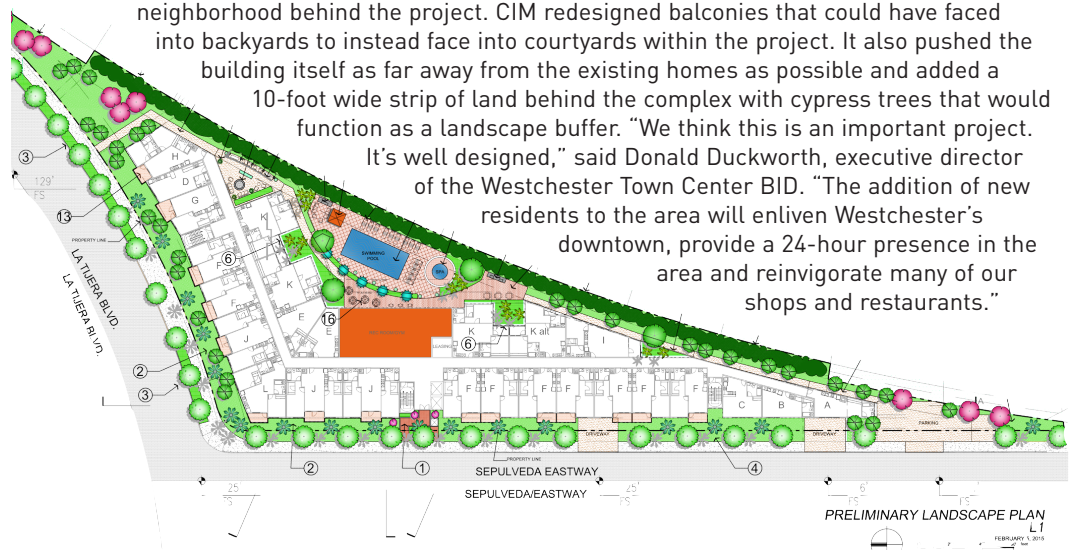
CIM Group project would bring 136 rental units to the former site of Westchester Christian Church and Westchester Secondary Charter School

The five-story building at 8820 Sepulveda Eastway is working its way through the approval process, but has already been endorsed by the WTC BID and the Neighborhood Council of Westchester/Playa.

The apartment complex would have a mix of studio, one-bedroom and two-bedroom units priced at market rates ranging from about \$1,700 to \$2,400 per month. A total of 212 parking spaces are planned for tenants and their guests. The developer has made a



number of design revisions to address concerns of those in the adjacent single-family residential neighborhood behind the project. CIM redesigned balconies that could have faced into backyards to instead face into courtyards within the project. It also pushed the building itself as far away from the existing homes as possible and added a 10-foot wide strip of land behind the complex with cypress trees that would function as a landscape buffer. "We think this is an important project. It's well designed," said Donald Duckworth, executive director of the Westchester Town Center BID. "The addition of new residents to the area will enliven Westchester's downtown, provide a 24-hour presence in the area and reinvigorate many of our shops and restaurants."



What Is the Westchester Town Center BID?

The mission of the WTC BID is to: proactively enhance the vitality of the business district, its stakeholders, and the community by providing an inviting environment; streetscape landscaping and beautification; marketing and promotions; new business attraction; and policy advocacy.

It is a property based District formed by a vote of the commercial property owners that assess themselves for its costs of operation. Some 129 properties are included, and it is one of about 45 other business improvement districts in the City of Los Angeles. The WTC BID is managed by a non-profit corporation pursuant to its adopted Management District Plan and contract with the City. Its Board of Directors meets monthly and invites stakeholder participation.

Westchester Town Center BID Board of Directors

Karen Dial

Drollinger Properties
President

John Ruhlen

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Secretary

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and Property Management

Christopher Locke

HFH Ltd.

Donald R. Duckworth

Executive Director



A Hand Up, Not A Handout Helps Homeless Get Off the Street

For Susannah, living on the streets of Westchester had become a way of life. She panhandled when she could during the day and stayed awake at night, afraid a group of homeless men would steal her few remaining belongings. Then, the Westchester Town Center BID, LAPD Officer Peter Abskharon and Chaplain Regina Weller of the Venice Foursquare Church stepped in.

"Susannah was a sweetie," said Weller, who, along with her husband, have been helping the homeless get off the streets for years. "She couldn't even remember how long she had been homeless, that's how long it has been."

Weller spent several hours talking to Susannah and trying to match her up with an appropriate place to go to obtain the resources she needed.

"The place where I took her had a case worker to address her immediate needs so that she could do the things she needed to do to re-enter society," said Weller, who said that Susannah now has a permanent place to live with her own room and three meals a day. "This is one of those successes. She was comfortable with us, so we were able to find her a place that could address her needs."



Westchester Town Center
BID President Karen Dial

Susannah was not the only homeless individual who received help from Weller and Officer Abskharon. Karen, a homeless woman who lived on the streets near Kohl's, was arrested by LAPD. Once Karen was in the officer's car, she was more comfortable and receptive to his assistance. With the help of the Wellers and their church, she was placed in a group home for assisted living and is getting the help she needs.

If you come across a homeless individual who may need help,

please contact People Assisting the Homeless' Westchester Outreach Team at (424) 262-6333, and remember that connecting the homeless with real resources to help them get off the streets is far more effective than giving them money or food.

"By compassionately addressing the issues homelessness presents, we can do a better job of getting the homeless the help they need while making sure our business areas are safe and enticing places for the rest of the community to go," said Westchester Town Center BID President Karen Dial of Drollinger Properties.